

CITY OF BALTIMORE
RESOLUTION _____
Council Bill 06-0466

Introduced by: The Council President
At the request of: The Administration (Department of Planning)
Introduced and read first time: July 10, 2006
Assigned to: Committee of the Whole

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: October 30, 2006

A RESOLUTION OF THE MAYOR AND CITY COUNCIL CONCERNING

The Baltimore City Comprehensive Master Plan

FOR the purpose of establishing a Comprehensive Master Plan for the City of Baltimore; and providing for a special effective date.

Recitals

The Comprehensive Master Plan is being written in order to bring the City of Baltimore into compliance with State of Maryland Planning Statutes and Baltimore City Charter Requirements. The Baltimore City Master Plan will become the Plan that will guide the City's future development.

The Plan is organized around a structure centered on 4 themes, and they are LIVE, EARN, PLAY, and LEARN, which broad areas are meant to capture the main themes by which Baltimore is experienced by its residents, workers, visitors and other stakeholders. Each of these themes overlap with several of the "element" areas covered in Article 66B, § 3.05 of the Maryland Code, to ensure coverage of these areas.

The Plan meets the Baltimore City Charter requirements under Article VII, §§ 72 and 74.

The Plan is designed to capitalize on the research and public outreach conducted for PlanBaltimore in the late 1990s, while having research and outreach conducted specifically for the Plan.

The Plan also has Management and Financial information following the 4 main chapters, which detail the structure of the organizations that will implement the Plan, as well as the City's capital budgeting process. The Summary of Goals, Objectives and Strategies for the Comprehensive Master Plan is as follows:

LIVE

Goal 1: Build Human and Social Capital by Strengthening Neighborhoods

Objective 1: Expand and Protect Housing Choices for all Residents
Develop and implement City- wide inclusionary housing plan

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike out~~ indicates matter stricken by amendment.

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1 Ensure that at least 300 more housing units per year are affordable to seniors, disabled
2 people with disabilities, homeless, and low-income households

3 Expand eviction prevention services to help households retain their housing

4 Ensure households that are involuntarily displaced from housing receive preference for
5 public housing and Section 8 vouchers

6 Target homeownership and rehabilitation loans as well as financial counseling using
7 Housing Typology

8 Create and preserve mixed-income neighborhoods in Competitive, Emerging and Stable
9 neighborhoods with targeted disposition of City properties

10 Develop a comprehensive plan to eliminate homelessness in 10 years

11 *Objective 2: Strategically Redevelop Vacant Properties Throughout the City*

12 Establish a multi-tiered property tax to encourage development of vacant property and
13 parcels

14 Develop a vacant housing reclamation strategy for Transitional and Distressed
15 neighborhoods

16 Support creation of a Community Garden Land Trust(s) to hold title to community-
17 managed open spaces and gardens (See also PLAY, Goal 3, Objective 2)

18 *Objective 3: Maintain and Create Safe, Clean, & Healthy Neighborhoods*

19 Implement Crime Prevention Through Environmental Design (CPTED) standards

20 Target housing and sanitation code enforcement using the Housing Typology

21 Create a comprehensive City-wide sanitation plan

22 Eliminate childhood lead poisoning

23 Increase Substance Abuse Treatment City-wide

24 Adopt and implement an Urban Forest Management Plan

25 *Objective 5: Target Neighborhood Planning to Leverage Investment*

26 Create Area Master Plans in a targeted manner

27 Leverage CIP resources in targeted areas using the neighborhood plans

28 *Objective 6: Increase the City's Population by 10,000 Households in 6 Years*

29 Develop Growth Promotion Areas (GPAs) to absorb future population growth in the
30 region

31 Market the City to surrounding jurisdictions and Washington DC

32 *Objective 7: Improve neighborhood schools (See LEARN, Goal 1)*

33 **Goal 2: Elevate the Design and Quality of the City's Built Environment**

34 *Objective 1: Improve Design Quality of Baltimore's Built Environment*

35 Develop design guidelines to respond to the unique character of Baltimore City

36 Create and adopt a City-wide landscape ordinance

37 Update Building Code to promote sustainable, universal, or high performance buildings
38 through incentives and regulations

39 Create standards for hiring design professionals to foster the design of high quality City
40 projects

41 *Objective 2: Streamline and Strengthen the Development Process*

42 Modernize the Zoning Code to meet current needs

43 Improve efficiency of One-Stop Shop permitting center

44 Increase number of Zoning ~~Code~~ Code enforcers

45 Create a task force on interagency coordination for web-based, real time access to
46 development projects

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1 *Objective 3: Promote Transit Oriented Development (TOD) and Mixed-use Development to*
2 *Reinforce Neighborhood Centers and Main Streets*

3 Implement a Transit Oriented Development (TOD) strategy to foster stronger
4 neighborhood centers

5 Provide preferential capital funding for TOD projects

6 Create mixed-use with residential zoning category

7 Ensure all residents are within 1.5 miles of quality groceries and neighborhood services

8 *Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and*
9 *Neighborhoods*

10 Update City-wide historic preservation guidelines

11 Promote use of Maryland Building Rehabilitation Code

12 Simplify, and actively pursue the local historic district designation process for Baltimore
13 neighborhoods

14 Create, expand and promote the historic structure tax credit programs for local historic
15 districts and landmarks

16 Strengthen CHAP ordinance enforcement by providing dedicated staff to proactively
17 enforce CHAP guidelines

18 Implement a program that physically demarcates the City's locally designated historic
19 districts

20 Create a fund/program that provides rehabilitation loans for low income families in
21 locally designated historic districts

22 *Objective 5: Improve Water Quality and the Environmental Sustainability of the Chesapeake*
23 *Bay*

24 Adopt and implement the Comprehensive Water and Wastewater Plan

25 Reduce pollutants in streams, rivers and reservoirs to meet Total Maximum Daily Load
26 (TMDL) for each body of water

27 **Goal 3: Improve Transportation Access and Choice for City Residents**

28 *Objective 1: Create a Comprehensive Transportation Plan to Improve Mobility and Choice*

29 Create a City-wide pedestrian plan

30 Implement Bicycle Master Plan to create a complete bikeway system

31 Implement Transportation System Management (TSM) techniques to improve the
32 efficiency and safety of existing roadway system

33 Create traffic-calming policies and procedures

34 Target Pavement Maintenance Management System (PMMS) funding to bicycle and bus
35 routes and surface rail crossings

36 *Objective 2: Facilitate Movement throughout the Region*

37 Create a regional authority to manage public transit services throughout the metropolitan
38 area

39 Support efforts to implement the Baltimore Regional Rail Plan and its Red and Green
40 Line priority segments

41 Protect and create Rights-of-Way along existing and proposed rail lines

42 Create intermodal transit hubs in areas of low automobile ownership

43 Establish a development mitigation program to reduce congestion effects of development

44 **EARN**

45 **Goal 1: Strengthen Identified Growth Sectors**

46 *Objective 1: Retain and Attract Businesses in all Growth Sectors (See also LEARN, Goal 2,*
47 *Objective 2)*

48 Create an industrial mixed-use Zoning District

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1 Create a light industrial mixed-use zoning district
2 Establish microenterprise loans for start up businesses specifically in the growth sectors
3 Work with growth sector employers to identify training needs
4 Preserve use of eminent domain for underutilized and/or contaminated parcels of
5 commercial and industrial land

Objective 2: Retain and Attract Business in Bioscience

6 Create a Bioscience Development District
7 Create incubator space around biotechnology areas

Objective 3: Retain and Attract Business in Business Support Services

8 Identify and rezone nodes in the city that can support high-density, mixed-use
9 commercial
10 properties
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12 Preserve and enhance CBD office space

Objective 4: Retain and Attract Business in Computer, Internet, Data and Software (CIDS) Related Services

13 Develop a master plan for the City's current and future CIDS infrastructure
14 Provide Wireless Technology Zones in public areas throughout the City

Objective 5: Retain and Attract Business in Construction

15 Create, tailor and market programs that assist and encourage construction entrepreneurs
16 in acquiring low-cost bonding

Objective 6: Retain and Attract Business in Healthcare and Social Assistance

17 Create a mechanism to adopt health care facility master plans to provide institutions with
18 predictability in the development review process
19 Amend the Zoning Code to broaden the definition of Health Clinics to include non-
20 residential substance abuse treatment centers

Objective 7: Retain and Attract Business in Hospitality and Tourism

21 Create a Strategic Convention Center Area Master Plan
22 Install environmental and aesthetic improvements around tourist areas

Objective 8: Retain and Attract Port-Related Industries (See EARN Goal 1, Objective 1, Strategy 2 and EARN Goal 3, Objective 2, Strategy 3)

Goal 2: Improve Labor Force Participation Rate Among City Residents

Objective 1: Align Employers with Job Seekers and Training Resources

23 Create a Strategic Plan for MOED that links employers to job seekers
24 Monitor and enforce First Source Hiring program
25 Expand outreach to encourage use of One-Stop Employment Centers
26 Target MOED resources to under- and un-employed populations to better connect job
27 seekers and employers
28 Prioritize drug treatment program access for job seekers working with MOED programs
29 Give preference for City-subsidized contracts to contractors with active apprenticeship
30 programs

Objective 2: Increase Qualifications/Skill Sets of City Residents (See LEARN, GOAL 3, Objective 3)

Goal 3: Improve Access to Jobs and Transportation Linkages between Businesses

Objective 1: Enhance Transportation Options to Provide Workers with Commuting Options and Mitigate Traffic Congestion

31 Expand the number of participants in the Commuter Choice program throughout the
32 Baltimore Region
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1 Support efforts to implement the Baltimore Regional Rail Plan and its Red and Green
2 Line priority segments
3 Implement Transportation Demand Management (TDM) strategies with large employers
4 and institutions
5 Implement Bicycle Master Plan
6 Increase number of water taxi stops near employment locations
7 *Objective 2: Promote Economic Development Throughout the City by Improving Business-*
8 *to-business Connectivity via Transportation Linkages*
9 Restore and increase on-street parking in mixed-use and business districts
10 Create Transit-Oriented Development zoning and incentive programs for transit nodes
11 throughout the City (i.e. State Center, West Baltimore Marc)
12 Integrate land use and transportation planning to ensure movement of freight into and
13 throughout the City
14 Capture share of regional growth in defense-related industries due to BRAC

15 PLAY

16 **Goal 1: Enhance the Enjoyment, Appreciation, and Stewardship of Baltimore’s Historical** 17 **and Cultural Resources**

18 *Objective 1: Market, Develop, and Promote Visitor Attractions in Baltimore City*
19 Market and promote the City through increased funding for BACVA and BCHA
20 Develop new visitor centers and enhance existing visitor centers
21 Complete pedestrian and automobile-oriented wayfinding system to help visitors
22 navigate
23 Baltimore’s Heritage Area attractions
24 Pursue designation of Baltimore as a National Heritage Area
25 Prepare for the bicentennial anniversary of the War of 1812
26 *Objective 2: Increase Everyday Historical and Cultural Encounters for Baltimore City*
27 *Residents*
28 Implement Heritage trails in historic areas of the City
29 Teach American History using Baltimore’s history museums, establishing links to the
30 City’s public and private school curriculums
31 Support special events and festivals by improving festival space and infrastructure
32 throughout the City
33 *Objective 3: Enhance Accessibility to Historical and Cultural Resources through*
34 *Transportation Improvements*
35 Develop plans for and implement Charles Street Trolley Line
36 Implement Charles Street Scenic Byway Plan
37 *Objective 4: Strengthen Stewardship of Historical and Cultural Resources*
38 Expand “Authentic Baltimore” program and link to Baltimore City Historic landmark
39 program
40 Create more effective management agreements by completing inventory of City-owned
41 historic/cultural sites and attractions
42 Implement a feasibility study to enhance and reuse under-utilized historic structures
43 *Objective 5: Establish Baltimore City as the Region’s Center of Culture and Entertainment*
44 Establish regional policy to increase regional funding resources for cultural activities
45 within Baltimore City

46 **Goal 2: Improve Night Life, Entertainment, and Recreation Experiences for Residents and** 47 **Visitors**

48 *Objective 1: Expand Access to Night Life*

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1 Create Mixed-use zoning categories that allow live entertainment where appropriate
2 *Objective 2: Promote Unique Retail Venues as Shopping and Tourist Destinations*
3 Reinstated the “Shuttle Bug” system along main streets and shopping districts within the
4 City

5 Designate Main Street areas as local and/or national historic districts in order to access
6 tax credits

7 Increase retail space downtown by 400,000 sq. ft. to 1 million sq. ft.

8 Designate and support Art and Entertainment Districts

9 *Objective 3: Improve Local Participation in City Recreational Activities*

10 Develop a strategic recreational plan that will target recreational opportunities to address
11 the City’s needs

12 Implement Bicycle Master Plan to provide recreational opportunities for residents

13 **Goal 3: Increase the Health of Baltimore’s Natural Resources and Open Spaces for** 14 **Recreation and to Improve Water Quality and to Improve Neighborhood Social,** 15 **Economic, and Environmental Well-Being**

16 *Objective 1: Maintain a Well-managed System of Parks & Open Spaces*

17 Draft and adopt a City-wide plan for parks and open space

18 Locate dedicated, sustainable public and private funding sources for our parks and
19 cultural assets

20 Create park and open space zone in the Zoning Code

21 Improve park stewardship and safety by expanding current parks partnership program

22 *Objective 2: Protect and Enhance Baltimore’s Natural Habitat and Environmental*
23 *Resources*

24 Meet the goals and requirements of the Chesapeake Bay Program, the City’s National
25 Pollution Elimination Discharge Permit (NPDES) and Tributary Strategies

26 Develop a Waterway Trash Management Plan to ensure compliance with the National
27 Pollutant Elimination Discharge Permit

28 ~~Develop a Waterway Trash Management Plan to ensure compliance with the National~~
29 ~~Pollutant Elimination Discharge Permit~~

30 Construct 1 ultra-urban Best Management Practices (BMP) per year as identified in the
31 Watershed 263 Plan

32 Restore and protect at least 1 mile per year of streams and river banks in floodplains and
33 stream valleys

34 Target sidewalk, lighting and signal improvements near parks and open space

35 Develop a plan to reduce trash within and along Baltimore’s parks and open space

36 Complete plans for and creation of Greenway trail system

37 Increase Baltimore’s green infrastructure by increasing the number of trees and tree
38 canopy size (See LIVE, Goal 1, Objective 3, Strategy 6)

39 *Objective 3: Ensure Public Access to the Waterfront*

40 Complete the Harbor Promenade and Middle Branch park/trail systems

41 **LEARN**

42 **REVISED Goal 1: Improve Public Schools and Libraries**

43 *Objective 1: Adopt Facilities Master Plan to Better Utilize School Facilities*

44 Eliminate poor building conditions within school facilities

45 Create school facilities that effectively support learning, teaching, and community
46 activities

47 Develop and implement menu of options for greening at least 3 school facilities per year

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Objective 2: Enhance Schools and Libraries as Neighborhood Assets

Develop a Community Schools Policy to facilitate the use of school buildings beyond the school day

Create a dozen community school centers, with dedicated space for community uses

Ensure access to public library services for all residents

Ensure reuse of surplus school facilities is timely and compatible with surrounding neighborhoods

Goal 2: Capitalize on Untapped Potential of Higher Education Institutions

Objective 1: Attract & Retain College Students & Recent Graduates

Market Baltimore as a higher education hub and a great place to live and work after college

Increase funding for internships, service learning, fellowships, and mentoring for students

pursuing higher education

Objective 2: Encourage Partnerships Between and Among Universities and the City (See also EARN, Goal 1, Objective 1)

Establish a City liaison to integrate higher education institutions into the City's economic development program

Create a mechanism to adopt campus master plans

Objective 3: Improve the Physical Relationship Between Campuses and Adjacent Neighborhoods

Develop a new zoning district that encompasses mixed-use development related to residential neighborhoods, college, and universities

Goal 3: Encourage a Culture of Learning by Enhancing Educational and Vocational Opportunities for all Baltimoreans

Objective 1: Improve and Expand School Readiness Opportunities for Baltimoreans 5 Years Old and Younger

Prioritize City funding for school readiness related activities

Increase opportunities to locate school readiness programs and support services in public schools, such as "Judy Centers"

Co-locate tot lots at schools

Objective 2: Improve and Expand Workforce Development and Job Readiness through Education and Job Training (See Earn, Goal 2, Objective 1)

Objective 3: Improve and Expand Learning Opportunities for all Baltimoreans to Create Active and Well-educated Citizens

Create a coordinating entity for lifelong learning service providers

Create opportunities for continuing education programs to locate in Baltimore

Broaden access to job training centers and increase awareness of professional development opportunities

Goal 4: Ensure Safe and Convenient Transportation to and from Educational Facilities

Objective 1: Improve Pedestrian and Bicycle Access to Schools

Implement "Safe Routes to School" Program at schools

Implement physical improvements near educational facilities to ensure safe access

Coordinate Implementation of Bicycle Master Plan with school facilities plan

Objective 2: Encourage the use of public transit to travel to schools

Develop transit routes, schedules and amenities to provide reliable transportation to schools

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1 Integrate college based shuttle services with public transit
 2 Make reduced fare transit programs available to all college students.

3 Starting in October 2005, in order to seek early stakeholder input, the Department of
 4 Planning administered surveys. In addition to outreach in the form of surveys, the Department
 5 conducted open houses and conducted meetings with advisory and stakeholder groups composed
 6 of individuals professionally engaged in matters closely related to each team’s area of focus.

7 On June 15, 2006, the Planning Commission approved and adopted the Baltimore City
 8 Comprehensive Master Plan.

9 **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
 10 after having reviewed the Baltimore City Comprehensive Master Plan and after conducting a
 11 public hearing, the following amendments to the Comprehensive Master Plan are adopted:

12 (1) On page 74 and page 79 of the Plan, in each instance, in Goal 1, Objective 1, second
 13 strategy, strike “disabled” and substitute “people with disabilities”.

14 (2) (+) On page 74 of the Plan, after the end of Goal 1, Objective 2, and
 15 preceding
 16 Goal 1, Objective 3, insert:

17 “Support creation of a Community Garden Land Trust(s) to hold title
 18 to community-managed open spaces and gardens (See also PLAY,
 19 Goal 3, Objective 2)”.

20 (3) On page 75 and page 83 of the Plan, in each instance, in Goal 2, Objective 1, third
 21 strategy, after “sustainable”, insert “, universal,”.

22 (4) (2) On page 79 of the Plan, at the end of the page, insert:

23 “

25 Support creation of a 26 Community Garden Land 27 Trust(s) to hold title to 28 community-managed 29 open spaces and gardens 30 (See also PLAY, Goal 3, 31 Objective 2)	●	●	Legislation that creates mechanism for transferring land owned by the city or available by tax sale to a non-profit land trust entity; improved management of vacant lands not under management of Recreation and Parks or DPW; increased number of community-managed open spaces and gardens	Planning, Law, HCD, MCC	Years 1-2	Program Open Space; Community Development Block Grants	Higher property values; lower number of untended vacant lots throughout city; ensure that time and labor invested by neighborhood residents to transform and improve their communities is protected; stronger social ties among neighborhood residents
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32 Supporting a Community Garden Land Trust will help to ensure that public open spaces are maintained, protected, and
 33 sustainable. Healthy, well-maintained neighborhood green spaces help to strengthen neighborhood social, economic,
 34 and environmental health. Facilitating a network of community-managed open spaces will complement Baltimore’s
 35 extensive network of parks and trails, while placing no additional responsibility on the Department of Recreation and
 36 Parks. Moreover, many neighborhood residents invest significant amounts of time, labor, and money to transform

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1 vacant lots into community gardens and parks, yet they are at risk of losing their investment absent a land trust that can
2 hold title to these properties. Without attention and stewardship from neighborhood residents, these lots would
3 otherwise be eyesores and havens for illicit activity that decrease property values and detract from neighborhood
4 quality of life.”

5 (5) ~~(3)~~ On page 106 and page 108 of the Plan, in each instance, at the end of the
6 heading for Goal 1, Objective 1, insert “(See also LEARN, Goal 2, Objective 2)”.

7 (6) ~~(4)~~ On page 132 and page 139 of the Plan, in each instance, at the end of the
8 heading for Goal 3, after “Quality”, insert “and to Improve Neighborhood Social,
9 Economic, and Environmental Well-Being”.

10 (7) ~~(5)~~ On page 152 and page 155, in each instance, at the end of the heading for
11 Goal 2, Objective 1, insert “(See also EARN, Goal 1, Objective 1)”.

12 SECTION 2. AND BE IT FURTHER RESOLVED, That the Baltimore City Comprehensive
13 Master Plan, as revised May 22, 2006 June 15, 2006, and further amended by this Resolution, is
14 adopted as the City’s official Master Plan.

15 SECTION 3. AND BE IT FURTHER RESOLVED, That Planning Commission annually shall
16 review and submit a written report to the City Council on the state of the Comprehensive Master
17 Plan’s implementation, goal achievements, and other effects, and recommend any amendments
18 to the Plan that the Commission finds necessary or appropriate.

19 SECTION 2 4. AND BE IT FURTHER RESOLVED, That after enactment of this Resolution, a
20 copy of the Resolution and the Master Plan adopted by it be sent to the Mayor, Maryland State
21 Department of Planning, Mayor’s Office of Employment Development, Department of Finance,
22 Health Department, Baltimore City Heritage Area, Baltimore Housing (Dept. of Housing &
23 Community Development/Housing Authority of Baltimore City), Law Department, Department
24 of Legislative Reference, Mayor’s Office of Minority Business Development, Mayor’s Office of
25 Neighborhoods, Department of Planning, Police Department, Department of Public Works,
26 Department of Recreation and Parks, the Department of Transportation, the Commission on
27 Aging, Retirement and Education, the Mayor’s Commission on Disabilities, the Enoch Pratt Free
28 Library System, the Baltimore City Public School System, and the Board of Municipal and
29 Zoning Appeals.

30 SECTION 3 5. AND BE IT FURTHER RESOLVED, That this Resolution takes effect on the date
31 it is enacted.

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore
City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City